81-5-36 file box 4

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,109.68

Cornelius Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 1981.

Notary Public

MY COMMISSION EXPIRES: 4/22/84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CORNELIUS BROWN (NAME)	KENTUCKY MORTGAGE COMPANY (NAME)	80-8-90
717 MORMONS ARM ROAD (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 13013 (STREET ADDRESS)	13DA-65195
NASHVILLE, TENNESSEE 37207 (CITY) (STATE) (P. O. ZIP)	LEXINGTON, KENTUCKY 40512 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEVE AMES AND WIFE, SUSIE J. AMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CORNELIUS BROWN, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot 192 on the Plan of Bordeaux Gardens Section 1 of record in Book 3300, page 91, Register's Office for said County.

SAID Lot 192 fronts 55 feet on the easterly margin of Panorama Drive and extends back 125 feet between parallel lines to a dead line in the rear measuring 55 feet thereon.

BEING the same property conveyed to Steve Ames and wife, Susie J. Ames by deed from John W. Gooch and wife, Mary Gooch of record Book 5648, page 616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3465, page 403, Book 3505, page 589, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to The Chamberlain Company in the original principal amount of $37,600.00 of record in Book 5648, page 619 and re-recorded in Book 5651, page 481, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3208 Panorama Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 22nd day of May, 19 81

Steve Ames
STEVE AMES

Susie J. Ames
SUSIE J. AMES

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Ames and wife, Susie J. Ames

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1981

Commission expires 4/22/84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Steve Ames and wife,

TO Susie J. Ames

Cornelius Brown, a single person

G. 4. 3 0. 4 8

IDENTIF. REFERENCE

MAY 22 3 30 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40109.60- CO	
			104.26 CO TX	
			.50 PRFEE	
			6.00 MSCEO	
			CHECK	110.76-
7266A05/22/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64.30.48

IDENTIF. REFERENCE T

MAY 22 3 30 PM 81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 823495